



# Old Forge Road

## Fenny Drayton

- Stunning detached four bedroom home
- Large kitchen with additional family/dining space
- Seperate formal dining room
- Spacious bright living room with bi-fold doors
- Four large double bedrooms, main with en suite
- Beautifully landscaped gardens with seating terraces
- Integral single garage and store
- EPC Rating C / Council Tax Band F / Freehold

### General Description

Alexanders offer to the market a lovely detached family house with beautiful, open-plan contemporary living space and delightful landscaped gardens. The property is located in the quiet, sought after village of Fenny Drayton.

### Accommodation

The property has been extended by the current owners and now provides a floor area of over 1,900 square feet including the garage and store. The interiors are perfectly laid out for family living, accessed via the reception hall is the formal dining room with bay window to front elevation, wc and stairs rising to the first floor. Doors through to the spectacular kitchen which also boasts an integrated family/dining room. Bathed in natural light thanks to full width bi-fold doors and twin skylights, this beautifully designed space blends luxury with practicality. The bespoke kitchen features a central island and seamlessly integrated modern appliances, while the generous proportions allow ample room for both formal dining and informal living. Double doors from the kitchen lead into the superb living room boasting generous room proportions and a second set of bifold doors to the rear. There is also a separate utility room and door through to the single garage.

Upstairs, are four good sized bedrooms and the family bathroom. The main bedroom boasts a stylish en suite shower room and fitted wardrobes.



### External

Outside, the property occupies a generous plot with ample parking to the front leading to the single garage and store. The rear gardens are beautifully maintained, laid mainly to lawn with well stocked borders and several seating terraces.

### Location

The sought after village of Fenny Drayton offers excellent commuter links via the A5 which links to M1 and M42, and good access to local amenities in Hinckley or Atherstone, which also has a train station. The historic town of Market Bosworth is nearby with superb restaurants, shopping, schooling and recreational facilities as well.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure

Freehold.

### Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

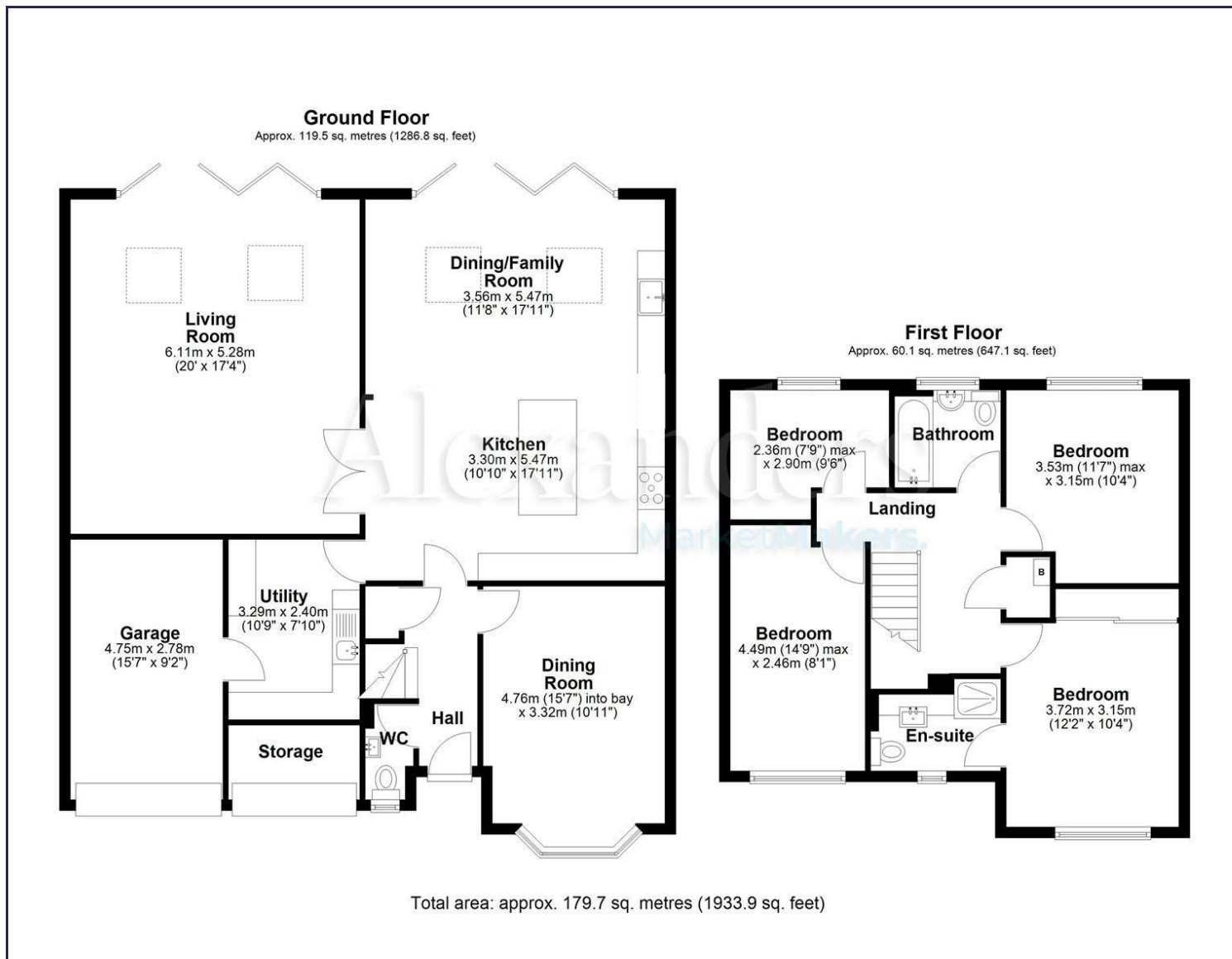
### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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